121.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,385,800 / 1,385,800
					USE VALUE:	1,385,800 / 1,385,800
					ASSESSED:	1,385,800 / 1,385,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WODLINGER NICOLA H &
Owner 2:	BYRNE JOHN D
Owner 3:	
Street 1:	11 WELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEROLD NICHOLAS -
Owner 2:	HEROLD KATHERINE S -
Street 1:	11 WELLINGTON
Twn/City:	ARLINGTON
St/Prov:	MAX Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 3080 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	812,800	600	572,400	1,385,800
Total Card	0.165	812,800	600	572,400	1,385,800
Total Parcel	0.165	812,800	600	572,400	1,385,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.01 | /Parcel: 450.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	812,800	600	7,200.	572,400	1,385,800	1,385,800	Year End Roll	12/18/2019
2019	101	FV	607,200	700	7,200.	604,200	1,212,100	1,212,100	Year End Roll	1/3/2019
2018	101	FV	607,200	700	7,200.	445,200	1,053,100	1,053,100	Year End Roll	12/20/2017
2017	101	FV	607,200	700	7,200.	426,100	1,034,000	1,034,000	Year End Roll	1/3/2017
2016	101	FV	607,200	700	7,200.	394,300	1,002,200	1,002,200	Year End	1/4/2016
2015	101	FV	565,300	700	7,200.	330,700	896,700	896,700	Year End Roll	12/11/2014
2014	101	FV	459,800	700	7,200.	323,100	783,600	783,600	Year End Roll	12/16/2013
2013	101	FV	459,800	700	7,200.	307,800	768,300	768,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9382

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEROLD NICHOLAS	64130-539		8/25/2014		1,300,000	No	No		
ROUSELL LEE DEN	32035-468		11/18/2000		499,900	No	No	4	
	13287-185		9/15/1977		64,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2018	1548	Rep.Chim	8,000	C				
6/18/2003	475	Renovate	21,000					
3/17/2003	164	Manual	19,600					REBUILD 2 FLU CHIM
2/21/2003	113	Renovate	130,000					
12/12/2000	941	Alterati	7,000	C				NEW PLASTER,NEW DO
4/11/1997	160	Manual	4,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2009	Measured	372	PATRIOT
3/20/2001	MLS	MM	Mary M
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	90.	0.88	10									572,398						572,400	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 572,398 | Spl Credit | Total: 572,400

USER ACCT

78212

GIS Ref

GIS Ref

Insp Date

02/26/09

!9382!

PRINT

Date	Time
12/10/20	23:52:05

LAST REV

Date	Time
12/19/18	10:02:30

danam

USER DEFINED

Prior Id # 1:	78212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99096441
Const Adj.:	0.99989998
Adj $ / SQ:	128.813
Other Features:	125270
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	851987
Depreciation:	39191
Depreciated Total:	812795

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

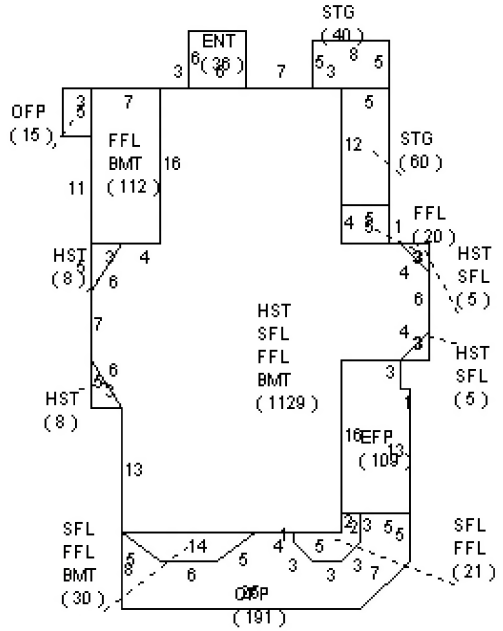
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.07
Special Features:	0	Val/Su Net:	169.26
Final Total:	812800	Val/Su SzAd	263.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,312	128.810	169,002
BMT	Basement	1,271	38.640	49,116
SFL	Second Floor	1,190	128.810	153,287
HST	Half Story	578	128.810	74,389
OFP	Open Porch	206	24.510	5,048
EFP	Enclos Porch	109	52.200	5,689
STG	Storage	100	8.000	800
ENT	ENTRY	36	26.400	950
	Net Sketched Area:	4,802	Total:	458,281

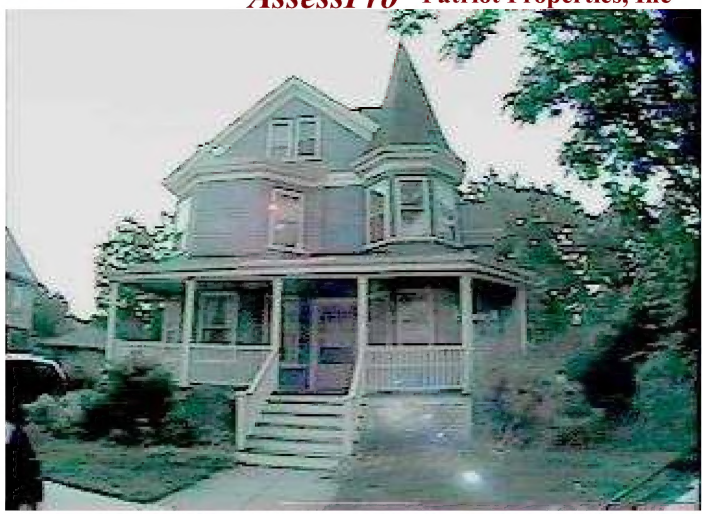
Size Ad	3079.5	Gross Are	5379	FinArea	3080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X14	F	FR	1990	3.23	T	29	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600